

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 Glenfield Crescent, Galashiels, TD1 2AR

Offers Over £200,000



17 Glenfield Crescent is a most attractive semi-detached property, located within a sought after area of Galashiels which is within comfortable reach of the town centre and most amenities. The property boasts a well proportioned layout, in well maintained order; perfectly suited to those searching for a family home on which they can make their own mark. Although the property does require a degree of modernisation, it offers tremendous potential, and is in move in condition allowing the purchaser time to improve to ones own taste through time. As the property sits on a corner plot, it has a generous area of garden to the side offering scope for extension if desired and subject to the necessary planning consents. There are also private gardens to the front and rear whilst a drive and garage to the side provide convenient off street parking.



17 Glenfield Crescent, Galashiels, TD1 2AR

Offers Over £200,000

Ground Floor
Entrance Hall
Lounge
Dining Kitchen
Bathroom

First Floor
Three Bedrooms

Gas Central Heating
Double Glazing

Private gardens to the front & rear
Garage & Driveway



Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

E

Viewings

By appointment with the Selling Agent

Council Tax Band

D

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

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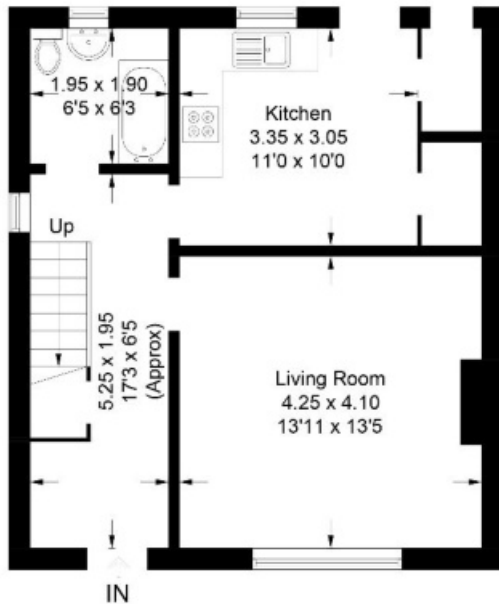
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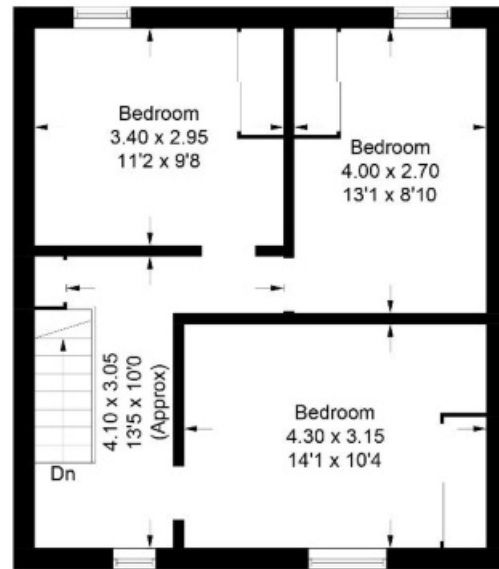


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Approximate Gross Internal Area = 92.7 sq m / 998 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1091353)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.